* BEFORE THE IN THE MATTER OF THE APPLICATION OF ALMA MONATH, P.R., FOR THE ESTATE OF EDITH LYLE TIPTON & DR. ALVIN SCHUSTER * COUNTY BOARD OF APPEALS ZONING RECLASSIFICATION FROM D.R. 16 TO B.L. BALTIMORE COUNTY ON PROPERTY LOCATED ON THE NORTH- * EAST SIDE OF REISTERSTOWN ROAD, 82' SOUTHEAST OF THE CENTERLINE * CASE NO. R-93-303 OF HAMMERSHIRE ROAD (11623 REISTERSTOWN ROAD) 4TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

OPINION

* * * * * * * * *

This case comes before the Board on a Petition for a zoning reclassification of a parcel containing some .54 acre from D.R. 16 to B.L.

Appearing before the Board in favor of the petition were Alvin Schuster, D.D.S, Contract Purchaser; Mickey Cornelius, an expert in traffic; Jeffrey Long, Planner from the Planning Office; and George Gavrelis, an expert Planner; all being represented by Robert A. Hoffman, Counsel for the Petitioner. Appearing in opposition to the reclassification request was Peter Max Zimmerman representing the People's Counsel for Baltimore County.

Dr. Alvin Schuster testified that he purchased a parcel of property containing some .28 acre from Baltimore County zoned B.L. He then met with the Baltimore County Planning staff as it was his desire to build an office building on this site. It was decided that the site was not large enough to allow an office building to be erected. Petitioner's Exhibit \$1 clearly shows the narrow sliver of B.L. property on the corner of Hammershire and Reisterstown Road and the abutting parcel presently zoned D.R. 16.

Case No. R-93-303 Alma Monath, P.R. for the Estate of Edith Lyle Tipton, & Dr. Alvin Schuster

Dr. Schuster testified that he wishes to purchase the adjoining parcel containing some .54 acre of D.R. 16 and obtain a

reclassification of this parcel to B.L. so that he could erect an office building for his practice with some supplementary offices for other tenants. He further testified that he did not own this property in a timely fashion to allow it to be considered in the 1992 map process. He further testified as to the virtually exclusive use in this area of Reisterstown Road as commercial and that there could not be any reasonable use whatsoever under the D.R. 16 classification and, therefore, the County Council erred in continuing the existing D.R. 16 zoning.

Mickey Cornelius, a Traffic Engineer, did a traffic study of the site and it was his expert opinion that the B.L. classification as proposed would pose no traffic problems. Jeffrey Long, a Planner from the Planning Office, testified that it was his duty to review reclassification requests. He testified that this site was in a commercial area, would be in conformity with the master plan. and that his office would support any documented use of this site in the B.L. classification, but they were reluctant to support the reclassification on an open plat. George Gavrelis, an expert Planner, testified that he prepared all the zoning documents needed, entered a long series of photographs showing the commercial use in this area, entered as Petitioner's Exhibit #4 a color coded zoning map showing the almost exclusive commercial use now existing in this area. It was his opinion that there was no possible residential use for this site and that it just missed being an issue on the comprehensive map process and that it was an error to Case No. R-93-303

Alma Monath, P.R. for the Estate of Edith Lyle Tipton, & Dr. Alvin Schuster

retain the D.R. 16 zoning here and that the B.L. requested zoning would be the proper zoning.

After careful consideration of the testimony presented and the exhibits presented, the Board is persuaded that the D.R. 16 zoning afforded this parcel, it being sandwiched by commercial use, is in fact in error and will so order. The Board will find as a fact from the testimony presented that there is no logical residential use for this site and that commercial use as generated by the B.L. classification would be in complete conformity with all the other uses in this area of Reisterstown Road.

ORDER

IT IS THEREFORE this 20th day of October, 1993 by the County Board of Appeals of Baltimore County ORDERED that the Petition to reclassify the parcel of .54 acre as shown on Petitioner's Exhibit #1 from D.R. 16 to B.L. be and the same is hereby GRANTED.

Any petition for judicial review from this decision must be made in accordance with Rules 7-201 through 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman

Juden H. Jeroutt

Judson H. Lipowitz

Churts

Robert O. Schuetz

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

October 20, 1993

Aaron Margolis, Esquire 405 E. Joppa Road Suite 100 Towson, MD 21286

RE: Case No. R-93-303
ALMA MONATH, P.R. FOR THE ESTATE OF
EDITH LYLE TIPTON & DR. ALVIN SCHUSTER

Dear Mr. Margolis:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Charlotte E. Radcliffe
Legal Secretary

encl.

Estate of Edith Lyle Tipton
Dr. Alvin Schuster
Mr. James Earl Kraft
People's Counsel for Baltimore County
P. David Field
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of
Zoning Administration

Printed with Snybean Into

Petition for Reclassification to the Board of Appeals of Baltimore County

Or less south of centerline of Hammershire Road

This Petition shall be that with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR-16 zone to an BL, zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/ligisings	Who do actionary declare and allim, under the penalties of periory, that I/we are the tegal owner(s) of the property which is the subject of this Publica. Legal Owner(s): Estate of Edith Lyle Tipton,
Dr. Alvin Schuster	Alma Monath, Personal Representative 5917 Green Valley Place, Elkridge, Md.
Mary Shafe	alma Wonath
Suite 201 11710 Reisterstown Road	Dr. Alvin Schuster
Reisterstown, Md. 21136	(Type or Print Name)
Attorney for Petitioner:	Suite 201 11710 Reisterstown Road Address Phone No. 833-83
Aaron Margolis	Reisterstown, Md. 21136
(Type or Print Name)	City State Zpoods Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.
fleyh.	Aaron Margolis
Suite 100 405 F. Jonna Road	Suite 100, 405 E. Joppa Road
Towson Md. 21286	OFFICE USE ONLY
City State Zproods	ESTIMATED LENGTH OF HEARING
93 MAR -1 PM 2: 52	the federaling dates
	ALLOTHER

STATEMENT IN SUPPORT OF ZONING RECLASSIFICATION REQUEST

PROPERTY KNOWN AS 11623 REISTERSTOWN ROAD

The property which is the subject of this petition is located at the southeast corner of Reisterstown and Hammershire Roads. It is comprised of two component zones; a 0.289 acre area immediately adjacent to Hammershire Road, which is zoned BL. This lot with that zoning classification was purchased from Baltimore County at public auction. The second component part; a 0.542 acre area immediately to the south, is improved with an old, single-family frame dwelling which is in poor condition and is zoned DR-16. This lot is known as 11623 Reisterstown Road. Together with its neighbor to the south, 11623 Reisterstown Road is the only property zoned residential, as defined by the zoning regulations, between Pleasant Hill Road and Franklin Senior High School.

The DR-16 portion of the subject property was not an issue on the 1992 maps and is believed not to have been an owner-generated issued on previous maps. Lack of a specific request caused it and its neighbor to slip through the cracks of the comprehensive zoning process and resulted in retention of the long-established DR-16 zoning.

The owner of the BL portion of the subject property is the contract purchaser of 11623 Reisterstown Road and is now awaiting settlement. He intends to amend this Petition later by documented site plan of both lots to accommodate a mixed-use building containing space for his dental practice and that of other professionals together with space for specialty retail uses.

The 1992 map which last classified 11623 Reisterstown Road as DR-16 is in error. It failed to recognized that the subject property and its neighbor are the only two properties along a 1.8 mile stretch of Reisterstown Road which remain in a residential zoning classification. It affirmed BL zoning on that portion of the property closest to Hammershire Road and left the balance with the adjoining lot in a residential context sandwiched between a veterinary hospital also zoned BL.

The current DR-16 zoning is inappropriate in light of the overwhelming commercial character of the immediate Reisterstown Road frontage. DR-16 zoning does not enable any reasonable and feasible residential use and development in the context of commercial character of Reisterstown Road and is not viable.

R-93-303

Description to Accompany Petition for Reclassification,
0.542 Acre Parcel,
Northeast Side of Reisterstown Road,
Southeast of Hammershire Road,
Fourth Election District, Baltimore County, Maryland

Beginning for the same on the northeast right-of-way line of Reisterstown

aft-MCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
nvironmental Professionals

Road, 66 feet wide, and at a point located North 45 degrees 58 minutes 50 seconds
East 33 feet, more or less, from a point on the centerline of said Reisterstown Road,
said last mentioned point being distant 82 feet, more or less, as measured South 44
degrees 01 minute 10 seconds East along said centerline of Reisterstown Road from
its intersection with the centerline of Hammershire Road, 60 feet wide, thence
running from the aforementioned point of beginning and binding on the zoning
line separating the BL zone from the DR 16 zone as shown on the 1992
Comprehensive Zoning Map of Baltimore County referring all courses of this
description to the Grid Meridian established in the Baltimore County Metropolitan
District, (1) North 42 degrees 41 minutes 55 seconds East 267.07 feet, thence leaving
said line and running the two following courses and distances, viz: (2) South 43
degrees 27 minutes 19 seconds East 97.64 feet, and thence (3) South 46 degrees 32
minutes 41 seconds West 265.68 feet, to the said northeast line of Reisterstown Road,
thence binding thereon (4) North 44 degrees 01 minute 10 seconds West 79.73 feet to
the point of beginning: containing 0.542 of an acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.



DATE: March 1, 1993
Project No. 93009.A

CERTIFICATE OF POSTING 7-93-303 ZONING DEPARTMENT OF BALTIMORE COUNTY Towns, Maryland	
District Holls Posted for: Recloses Fica tio	Date of Posting 8/27/93
	-PRFstote, Edith Tystom, ETAL,
Location of property: 1/625 1 =13 1	12 Dwn Rds , NES , 81'SE/Howanshin P
Location of Signe: FC: - 9 10 d	way on property to so zons &
Remarks:	
Posted by Markely	Date of return: 9/3/93

CERTIFICATE OF PUBLICATION

a. Henrilson LEGAL AD. - TOWSON

RECLASS PETITION

COMMITTED TO A CONTROL OF THE STATE OF THE S

TOWEN, MD. 21286

BA C002:48FN03-01-93

BALTIMORE DUNTY, MARYLAND OFFICE OF PRINCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 21, 1993 Zoning Administration and Development Management FROM Cobert W. Bowling, Senior Engineer Development Plan Review

Zoning Advisory Committee Meeting for Zoning Reclassification Cycle I April, 1993 - October, 1993

The Development Plan Review Division has reviewed the subject zoning items and we have no comments for Items 1, 2, 4, and 6. P-43-3:3

RWB:s 7 333

TO: PUTUXENT PUBLISHING COMPANY

For AUGUST 12, 1993 Issue - Jeffersonian

Please foward billing to:

DR. ALVIN SCHUSTER 11710 REISTERSTOWN ROAD #201 REISTERSTOWN MD 21136 410-833-8380

NOTICE OF HEARING

CASE NUMBER: R-93-303 11623 Reisterstown Road NE/S Reisterstown Road, 82' SE of c/l Hammershire Road 4th Election District - 3rd Councilmanic Petitioner(s): Alma Monath, Personal Representative of the Estate of Edith Lyle Tipton and Dr. Alvin Schuster

Petition to reclassify the property's zoning from D.R.-16 to B.L. HEARING: TUESDAY, SEPTEMBER 16, 1993 at 10:00 a.m., Rm. 48, Old Courthouse,

WILLIAM T. HACKETT, CHAIRMAN

COUNTY BOARD OF APPEALS

400 Washington Avenue, Towson, Maryland 21204.

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

Ms. Helene Kehring Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204

333 Re: Baltimore County CASE - Itom No.: R-93 303 HEARING DATE - 9-14-93

Dear Ms. Kehring:

This office has reviewed the referenced to and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

My telephone number is _____ Teletypewriter for Impaired Hearing or Speech more Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

APRIL 16, 1993

NOTICE OF HEARING

CASE NUMBER: R-93-303 11623 Reisterstown Road NE/S Reisterstown Road, 82' SE of c/l Hammershire Road 4th Election District - 3rd Councilmanic Petitioner(s): Alma Monath, Personal Representative of the Estate of Edith Lyle Tipton and Dr. Alvin Schuster

Petition to reclassify the property's zoning from D.R.-16 to B.L.

HEARING: TUESDAY, SEPTEMBER 14, 1993 at 10:00 a.m. LOCATION: COUNTY COURTHOUSE, ROOM 48

400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

CR-93-305-SPH Buildings on site shall comply with the

Fire Prevention Code.

applicable provisions of the 1990 Life

shall comply with applicable provisions

of the 1990 Life Safety Code and the

Baltimore County Fire Prevention Code.

The zoning variance is approved. There may be the need at the time of concept

and Development plan submittal to locate some buildings to provide better fire

Posted fire lanes shall be provided on

35' turning radius shall be maintained

on site for fire equipment maneuverability.

APR 20 1993

site for Fire Department access.

Safety Code and the Baltimore County

Posted fire lanes shall be provided

on site for Fire Department access.

Site and proposed buildings on site

shall, at the time of development.

TO: Zoning Advisory Committee

SUBJECT: Zoning Reclassifications

No comments

No comments

No comments

FROM: Jerry L. Pfeifer, Captain

Fire Department

333

R-93-303

R-93-304

R-93-306

R-93-307

R-93-308A

R-93-309

JLP/dal

cc: File

cc: Alma Monath Dr. Alvin Schuster

Aaron Margolis, Esq.

3867-93

DATE: <u>April 16. 1993</u>

Baltimore County Government Office of Zoning Administration and Development Management

(410) 887-3353

April 30, 1993

Aaron Margolis, Esquire 405 E. Joppa Road STE 100 Towson, MD 21204

> RE: Item No. 333 Case No. R-93-303 Petitioner: Estate of Edith Lyle Tipton, Alma Monath, Personal Representative Reclassification Petition

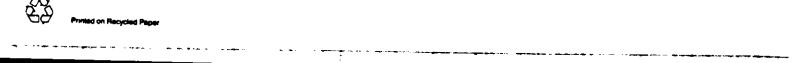
Dear Mr. Margolis:

111 West Chesapeake Avenue

Towson, MD 21204

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle I). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments and appropriate fee to this office on or before May 6, 1993. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

Hearing Room - Room 48 Old Courthouse, 400 Washington Avenue

September 1, 1993 NOTICE OF REASSIGNMENT /Change in Time Only

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. R-93-303

ALMA MONATH, P.R., FOR THE ESTATE OF EDITH LYLE TIPTON, & DR. ALVIN SCHUSTER NE/s Reisterstown Road, 82' SE of centerline Hammershire Road (11623 Reisterstown Road) 4th Election District 3rd Councilmanic District

Reclassification: From D.R. 16 TO B.L. 3/01/93 -Petition for Reclassification

which was scheduled to be heard starting at 10:00 a.m. on September 14, 1993 has been REASSIGNED TO A LATER TIME THAT DATE; and has

TUESDAY, SEPTEMBER 14, 1993 at 2:00 p.m.

cc: Aaron Margolis, Esquire Counsel for Petitioner

Alma Monath, Personal Rep., Estate of Edith Lyle Tipton Dr. Alvin Schuster

Petitioner

James Earl Kraft People's Counsel for Baltimore County P. David Fields Lawrence E. Schmidt Timothy H. Kotroco W. Carl Richards, Jr. Docket Clerk /ZADM Arnold Jablon, Director /ZADM

> Kathleen C. Weidenhammer Administrative Assistant



9/01/93 -Following parties notified of rescheduled time only of hearing scheduled for Tuesday, September 14, 1993; time changed from 10:00 a.m. to 2:00 p.m. same date:

Aaron Margolis, Esquire Alma Monath, Personal Rep., Estate of Edith Lyle Tipton Dr. Alvin Schuster James Earl Kraft People's Counsel for Baltimore County P. David Fields Lawrence E. Schmidt Timothy H. Kotroco W. Carl Richards, Jr. Docket Clerk /ZADM Arnold Jablon, Director /ZADM

Baltimore County Government Office of Zoning Administration and Development Management

11 West Chesaneake Avenue owson, MD 21204

(410) 887-3353

Dr. Alvin Schuster 11710 Reisterstown Road #201 Reisterstown, Maryland 21136

> PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATION PETITION CASE NUMBER: R-93-303 11623 Reisterstown Road

NE/S Reisterstown Road, 82' SE of c/l Hammershire Road 4th Election District - 3rd Councilmanic Petitioner(s): Alma Monath, Personal Representative of the Estate of Edith Lyle Tipton and Dr. Alvin Schuster

JUNE 29, 1993

Dear Dr. Schuster:

Be advised that a new policy has been established to handle the fees with regard to property posting and legal advertising. As in the past, this office will ensure that the legal requirements for posting and advertising are satisifed; the policy change will effect to whom and when these fees are paid.

Cycle Reclassification Petitions are required to be heavily advertised. The initial ads, one-half page in size and running in four separate newspaper issues, contained a map of Baltimore County and a listing of all the reclass petitions in the cycle. The newspapers have billed the County \$2,740.50, this is charged back to you, equally divided among the petitioners.

Posting charges of \$35.00 and advertising charges of \$391.50, for a total of \$426.50, are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Individual ads for each petition will run approximately one month before the scheduled hearing date. Billing for the indvidual ads, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the • Order.

CASE NO. R-93-303

QUE I, ITEM 1

PETITIONER:

Alma Monath, (Personal Representative for the Estate of Edith Lyle Tipton and Dr. Alvin Schuster)

REQUESTED ACTION:

Reclassification to B.L. (Business Local)

EXISTING ZONING:

D.R. 16 LOCATION:

DELI

SCALE: 1" = 200'

Northeast side of Reisterstown Road, 82' southeast of

centerline of Hammershire Road (11623 Reisterstown Road) AREA OF SITE:

.542 acres ±

ZONING OF ADJACENT PROPERTY/USE

B.L. - Commercial D.R. 16 - Residential D.R. 16 - Residential - Single-family B.L. - Commercial

SITE DESCRIPTION:

This property is located on the east side of Reisterstown Road, 80' south of Hammershire Road. The property is improved with a single-family dwelling and is partially wooded.

PROPERTIES IN THE VICINITY:

Generally, the vicinity can be described as a mixed use type of area. Immediately south of the property is a single-family dwelling on land zoned D.R. 16, and adjacent to that are two properties zoned B.L. To the east and behind the subject site is an apartment complex with access to Reisterstown Road.

A car wash is located on the northeast corner of Hammershire Road and Reisterstown Road. The west side of Reisterstown Road, both north and south of Hammershire Road, and improved with shopping centers.

PORTION OF MAPS NW 14I AND NW 14J OF THE 1992

MARYLAND

COMPREHENSIVE ZONING MAP OF BALTIMORE COUNTY,

Petitioner's EXH 2

RE: PRTITION FOR RECLASSIFICATION: BEFORE THE COUNTY BOARD OF FROM D.R. 16 TO B.L. ZONE NE/S Reisterstown Rd., 82' SE of Centerline Hammershire Rd. (#11623 Reisterstown Rd.): 4th Rlection District

APPEALS OF BALTIMORE COUNTY

3rd Councilmanic District : Case No. R-93-303 (Item 1, Cycle I)

ALMA MONATH, PERSONAL REP. FOR THE ESTATE OF EDITH LYLE TIPTON AND DR. ALVIN SCHUSTER,: Petitioners

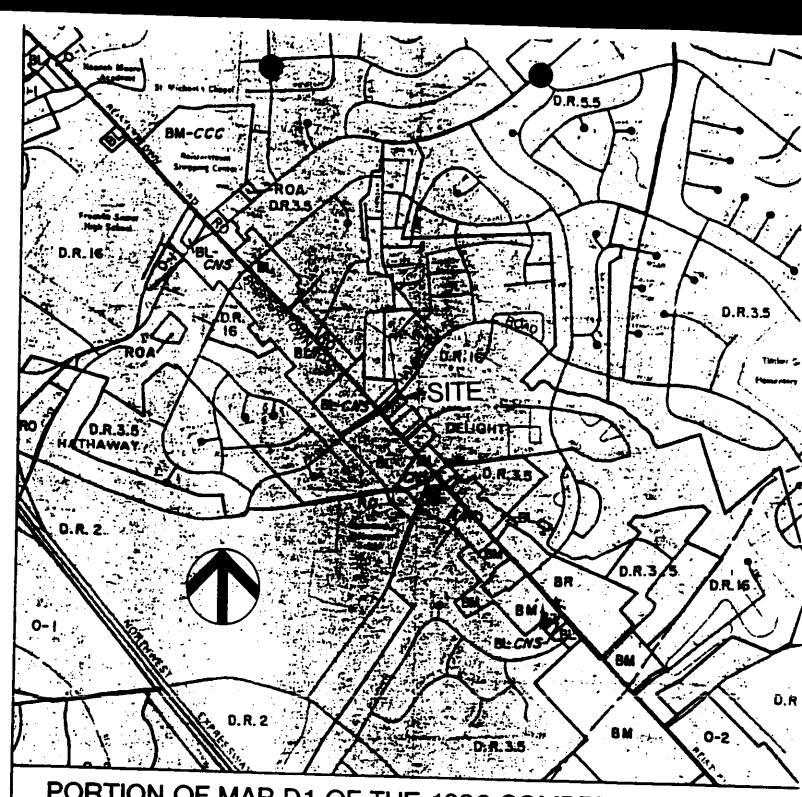
ENTRY OF APPRARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zinnerman Deputy People's Counsel Room 47, Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) 887-2188

I HEREBY CERTIFY that on this 25th day of April , 1993, a copy of the foregoing Entry of Appearance was mailed to Aaron Margolis, Esquire, 405 E. Joppa Rd., Suite 100, Towson, MD 21286, Attorney for Petitioners.



PORTION OF MAP D1 OF THE 1992 COMPREHENSIVE ZONING MAP OF BALTIMORE COUNTY, MARYLAND SCALE: 1" = 1000'

R-93-303

County Board of Appeals of Baltimore County ROOM 49 OLD COURTHOUSE TOWSON, MARYLAND 21204

Petitioner's 3(a)-3(g)

R-93-303



K.D. ASSOCIATES LIMITED PARTNERSHIP 7302/631 RICKS CAR WASH, INC. 7824/541 HAMMERSHIRE ROAD POINT OF INTERSECTION CENTERLINES REISTERSTOWN ROAD, 66' R/W. AND HAMMERSHIRE ROAD, 60' R/W EX. 8" W WG 83-0074) ALVIN SCHUSTER

11710 RISTERSTOWN ROAD SUITE 201
RESTERSTOWN, MD 21136

7705/590 POINT OF BEGINNING THE HUNTSMAN APARTMENTS TOWN 0.542 AC+/- DR16 TO BL MICHAEL P. SMITH & GEORGE A. OURSLE LEASED TO D.K.A. ASSOCIATES 6379/119 111623 REISTERSTOWN ROAD BTATE OF EDITH LYLE TIPTON ALMA MARTH, PERBONAL REPRESENTATIVE 5717 GREEN VALLY PLACE ELXHOGE, MO 21227 --- S 46"32"/1" W ---MARY & CHARLES DIPIETRO 8116/804 STAGE #1
THE HUNTSMAN CONDOMINIUM 69' EX. PAVING **DR16** EDDIE F. MOLESWORTH 7067/815 DEL NICODEMIIS NECOCO NECOC PORTION OF MAP D1 OF THE 1992 COMPREHENSIVE ZONING MAP OF BALTIMORE COUNTY, MARYLAND SCALE: 1" = 100 PORTION OF MAPS NW 14I AND NW 14J OF THE 1992 COMPREHENSIVE ZONING MAP OF BALTIMORE COUNTY, MARYLAND SCALE: 1" = 200

Petitioners # 1

LAND USE PLAN

CONTROL CASENDA

CONTROL

Western Sector

PRINTED
MAR 0 1 1993

Petitioner's Ex. # 5

UT-MCCUNE-WALKER, INC

Daft-McCurie-Walker, Inc.
200 East Prinsplania Alumina
Touson, Marylania 21285
(410) 296-3333
Fax 256-703

PLAT TO ACCOMPANY ZONING
RECLASSIFICATION PETITION
11623 REISTERSTOWN ROAD

4th ELECTION DISTRICT

3rd COUNCIL DISTRICT

A Tham of Land Planners,
Landscape Archinece,
Engineer, Surveyors 6
Bruteromental Professionals

PLAT TO ACCOMPANY ZONING
RECLASSIFICATION PETITION

11623 REISTERSTOWN ROAD

4th ELECTION DISTRICT

3rd COUNCIL DISTRICT

A Tham of Land Planners,
Landscape Archinece,
Engineer, Surveyors 6
Bruteromental Professionals

PETITION

11623 REVISIONS

BREVISIONS

BASE:

CRW
DRAWN:
CRW
BID:
DESIGNED:
GEG
CHECKED BY:
MTM

1" = 30' DRAWING:

DATE CHECKED: 2-26-93

1 OF 1

CONSTRUCTION:

PROJECT NO.:



